

### 2009 Annual Meeting

Fall in love with the beautiful new River Ridge Clubhouse and join together for our annual Homeowners Meeting on Halloween Day, 10/31/09 - Saturday. You may come in costume if you like! We can assure you will all be impressed with the renovation if you have not yet seen the extreme Make Over!



We will provide coffee and refreshments at 10:00-11:30a.m. We may have a guest speaker from John's Creek, not yet confirmed.

Positions that are up for re-election are Brassy Ct, Olde Clubs Drive, and At Large. Nominations will not be taken from the floor of the meeting. Anyone wishing to run for a Board position will need to be pre-qualified.

Please Contact Ken Baggs with Heritage Property Management if you are interested, phone: 770-200-8262 or [kbaggs@heritageproperty.com](mailto:kbaggs@heritageproperty.com)

### New Clubhouse Logistics

#### Clubhouse Rental Procedure

The upstairs portion of the clubhouse is fabulous and ready to host your personal event! If you would like to reserve the clubhouse, please contact Tamica Sanford at Heritage Property Management. The cost to rent the upstairs portion of the clubhouse is \$80.00, which covers the cost of cleaning prior to your event. The clubhouse can be used by homeowners to host private functions, but cannot be rented to host commercial (for profit) functions. You will need to sign a rental agreement, submit a refundable deposit of \$100 and submit a non-refundable check for \$80.00. Prior to you using the clubhouse, someone from the community will provide you with a key for access. At that time you will also be given a copy of the current inventory of everything in the clubhouse. An inventory will also be taken following your event. Heritage will be able to provide you with a list of supplies that will be available in the kitchen for your use, such as pots and pans, cooking utensils and etc. The kitchen is fully functional and has a refrigerator, oven, microwave, sink and area for a bar with sink. It does not have a dishwasher.



#### Lower Level of Clubhouse

The lower level of the clubhouse is available for homeowner use without a charge and should be reserved in advance by homeowners. You can access entry into the lower level by using your keyless card. Just place your keyless card on the reader and the door will unlock for you. Access may be obtained from the door on the far right only. The lower level of the clubhouse is designed to be used by homeowners who use the pool, tennis courts or want to use the BBQ and patio. It is equipped with a refrigerator, microwave, ice maker and sink. All cooking is designed to be done outside on the BBQ.



## New Clubhouse Logistics, Cont.

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### Keyless Card Access

Each of you should have received a card which allows homeowners access to the pool, tennis courts and lower level of the clubhouse. The only access to the tennis courts will be from the front gates. You can no longer access the tennis courts from the rear gates.

Each month the Board will review the list of delinquent homeowner's and will deactivate the cards of those homeowners who are delinquent. Your card will be reactivated when your account is current. This process will only be done monthly.

If a homeowner is trying to gain access to any of our amenities and their card does not work, more than likely it is because they are delinquent in their monthly dues. Think twice before allowing homeowners access to River Ridge amenities if their cards are not working.

The cost of a second card and replacing a lost card is \$20. If you lose your card and a replacement card is sent to you, your original card will be deactivated and will no longer work if found.

The amenities are open from 7AM until 11PM. Card access is not available before 7AM or after 11PM.

### Video Surveillance

As part of our capital improvement projects and to protect your investment, the Board has installed video surveillance around the clubhouse, pool and tennis areas. The video will be reviewed should there be any reports or signs of vandalism to community property. Please advise all members of your household of this!

## Recycling Cans Are Available

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Beneath the stairs to the deck and next to the fireplace are large recyclable cans. Please use these receptacles for any recyclable you have such as cans, bottles and cardboard boxes. Please do not use the recyclable bins for trash!

## Late Notices

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Late notices are sent out each month to those homeowners with an outstanding balance. If you believe that your account balance is incorrect, please contact our Property Manager and he will review your account with you. The Board strongly recommends that you do not ignore late notices and your delinquent balances.

Also please note that it is important to include your payment coupon with your payment each month. When you do not include your payment coupon, your account information has to be entered manually, thus increasing the chances for errors to be made.

## Pool Closing Oct 12th!



Visit our website to stay current with neighborhood news.

[www.RiverRidgeHOA.net](http://www.RiverRidgeHOA.net)

## GRAND OPENING PARTY A HUGE SUCCESS!

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On Saturday July 11, we had the Grand Opening Party for the new clubhouse and pool renovations. There has never been an event in River Ridge that compared to this party and the gathering we had! With better than 175 neighbors attending, we were entertained with great music, friends and lots of food. New neighbors were met and a sense of community prevailed. Comments were beyond positive and complimentary and bordered on amazement at the transformation! Our neighborhood "chefs" grilled for several hours to get everyone fed. The party committee did an outstanding job in organizing the event.

Many thanks to Barbara Pontes, Rina Wolfe, Jorja Davenport, Susanne Klassen and Dana Weeks for all of their hard work. Many others helped in setting up and doing lots of extra "stuff" to get the party organized: Dan & Cindy Zenas, Kim & Larry Kambas, Rick Jaworski, Jack Wolfe and of course our HOA president, Gary Langford and Pam Langford. Our new clubhouse is being used several times a month for reunions, showers, birthday parties and holiday gatherings.

"We now have a facility that we can be proud of which also adds great value to our community."

## River Ridge Architectural Design Standards and Guidelines

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As we approach the end of our Summer season and head toward another cool, crisp Fall, there is still plenty of time to finish any exterior home improvement and maintenance projects we may have begun. Now that we have completed the major River Ridge clubhouse renovation, we now have a beautiful and functional "focal point" we can point to with immense "pride of ownership". As an extension of this magnificent amenity, we need to make sure we are all doing our part to maintain a quality appearance and overall condition of our own homes to benefit each of us on a personal level and for the good of the neighborhood as a whole.

In planning our individual home improvement projects, please remember we need to follow the River Ridge Architectural Design Standards and Guidelines in order to maintain an orderly process for architectural modifications and improvements in our covenant protected community.

Just to refresh your memory, we have included the instructions for properly following the architectural modification guidelines

1. Please go to the River Ridge Subdivision website ([www.Riverridgehoa.net](http://www.Riverridgehoa.net)) and use the newly designed and user friendly version of the Request for Architectural Change/Addition Form. Simply click on the form and complete the information on line.
2. You can then email it, fax it or drop it off at the address of Steven Crawford, our Architectural Control Committee designate. The planned modifications will be reviewed and inspected and then forwarded to our property management company, Heritage Property Management, for their review and recording.
3. You will be notified in writing by Heritage, regarding your request, within 45 days of receipt. Please understand, you will need to wait for an official approval of your proposed project before you begin.
4. Please remember to provide a sample paint chip if you plan to paint your exterior a different color than you presently have and also a roof shingle sample if you are going to install a variation of your present roof covering. Also, if you are planning to re-construct or re-design your deck, build an addition to your home etc, drawings or construction plans, photographs, or brochure material must also be submitted for review. If you are not changing paint color, roof shingle color or deck design and material, a modification form is not required.

## Your Property Management

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### Property Management Contact Information

Heritage Property Management  
500 Sugar Mill Road  
Building B, Suite 200  
Atlanta, GA 30350  
770 451-8171  
Fax: 770 451-3919

Property Manager: Ken Baggs - 770 451-8171 (ext. 262 )  
kbaggs@heritageproperty.com

To Rent the Clubhouse: please contact:  
Tamica Sanford - 770 200-8292

## Special Thanks To Michael Wanchow

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The Board wished to extend a very special thank you to homeowner Michael Wanchow who is largely responsible for putting all of the finishing designer touches on the clubhouse. The finished product exceeded everyone's expectations.

If you are considering hiring a interior designer for your house, the Board highly recommends Michael Wanchow.

Service : Interior Design

Company : Michael Randolph Design, Inc.

Contact : Michael Wanchow 678-352-3666

Email : mrdesigninc@comcast.net